



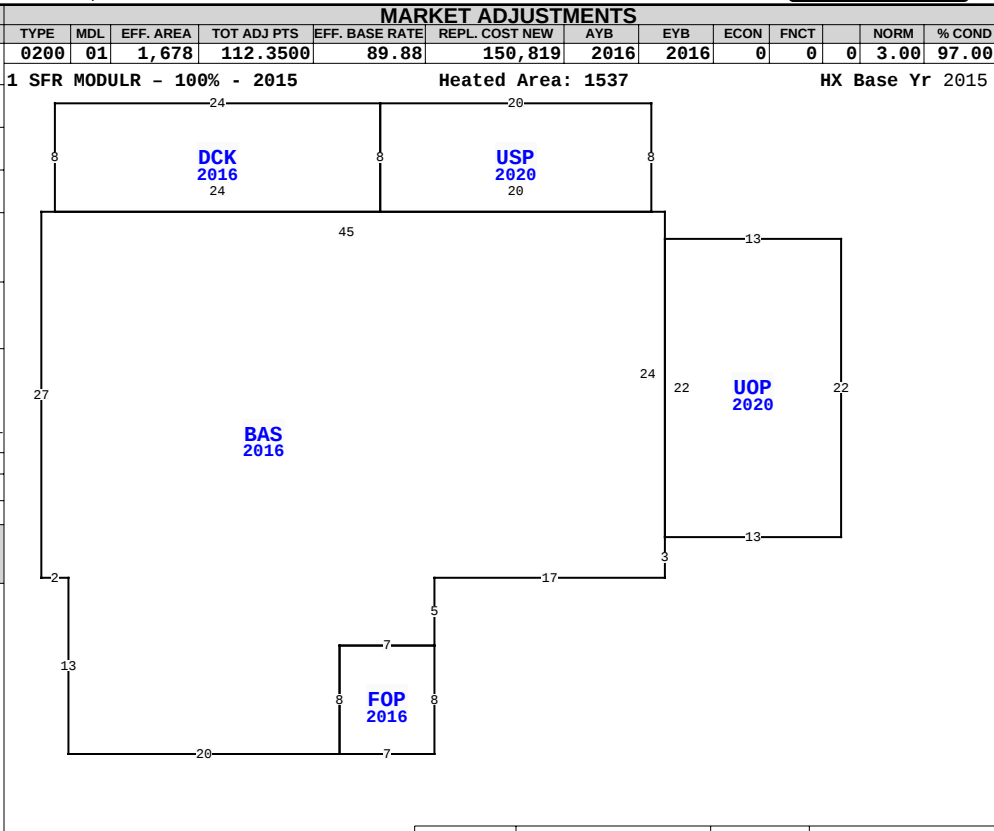
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	134,002
DKC	192	10	19	1,657
FOP	56	30	17	1,482
UOP	286	20	57	4,969
USP	160	30	48	4,185
TOTALS	2,231		1,678	146,294

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	0	0	1,680.00	SF	35.00	35.00	100	1988
2	0810	CONCRETE A	0 100	20	12	240.00	SF	6.50	6.50	100	2016
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	3.20	AC	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	5.22	AC	1.00



85650 BLACKMON RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
15,061	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
100,000.00	1.00	100,000.00	100,000.00	320,000							
500.00	1.00	500.00	500.00	2,610							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										204,583	
TOTAL MARKET OB/XF VALUE										15,061	
TOTAL LAND VALUE - MARKET										322,610	
TOTAL MARKET VALUE										542,254	
SOH/AGL Deduction										254,359	
ASSESSED VALUE										287,895	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										237,895	
TOTAL JUST VALUE										542,254	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										531,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008077	DEMOLITION	2,000	06/21/2021
20003047	CAR PORT	8,114	05/15/2020
B1633345	CO ISSUED	0	01/03/2017
B1633345	MODULAR	0	11/01/2016
94-0676	NEW CONSTR	250	01/01/1994
4568	GARAGE	13,743	12/29/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	11/30/2023	LE	U	I	11	100			
GRANTOR: NOBLES JOSHUA									
GRANTEE: NOBLES JOSHUA L/E									
9999/9999	10/26/2020	CN	U	I	37	80,000			
GRANTOR: CORSINI TIMOTHY J & L									
GRANTEE: NOBLES JOSHUA									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W1 USP=[YR=2020] N8 W20 DCK=[YR=2016] W24 S8E24 N8S8 E20S W45 S27 E2 S13 E20 FOP=[YR=2016] E7 N8 W7 S8S N8 E7 N5E17 N3 UOP=[YR=2020] E13 N22 W13 S22S N24S.											

**NOBLES JOSHUA L/E/
85650 BLACKMON RD
YULEE, FL 32097**

43-2N-27-4621-0001-0150

[illegible]